

ALTUS
ENGINEERING, INC.

 133 COURT STREET, PORTSMOUTH, NH 03801
 PHONE (603) 433-2330
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NOTES

- OWNER OF RECORD: LUCK ENTERPRISES, INC.
115 LAFAYETTE ROAD, NORTH HAMPTON, NH 03862
TAX MAP 13 LOTS 26 & 27
ZONING CLASS: I-BR (INDUSTRIAL BUSINESS DISTRICT)
DEED REFERENCE: RCSD 2557-2941
RCSD 1428-0445, RCSD 1635-0095
- SUBJECT PROPERTY DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE. REFERENCE FEMA FIRM COMMUNITY PANEL NO. 3302320004B 08/03/06
EXISTING IMPERVIOUS SURFACE = 46,100 SF = 37.0%
PROPOSED IMPERVIOUS SURFACE = 53,900 SF = 44%
- TOTAL LOT AREA = 2.81 ACRES (122,450 SF)
REFERENCE PLAT OF LAND FOR ED LUCK IN NORTH HAMPTON, NH, SCALE: 1"=50', DCT 1973, PARKER SURVEY ASSOC., INC., SEABROOK, NH
PLAN #1628 (NORTHERLY BOUNDARY CONNECTED AS SHOWN). MONUMENTS MARKED * ARE REPRODUCED FROM PLAN (NOT FND). REFERENCE RCSD PLAN 119005 (SOUTHERLY BOUNDARY CORRECTED AS SHOWN).
- ALL UTILITIES TO BE UNDERGROUND. INSTALLED UNDER SUPERVISION OF AND IN CONFORMANCE WITH STANDARD SPECIFICATIONS OF APPROPRIATE AUTHORITY (AQUARIUM WATER CO., PUBLIC SERVICE CO., VERIZON). DIG SAFE TO BE NOTIFIED PRIOR TO CONSTRUCTION.
- EXISTING SIGN TO BE REPLACED WITH 5' X 8' SIGN MAX 12" HIGH IN COMPLIANCE WITH NORTH HAMPTON ORDINANCE. SIGN PERMIT APPLICATION WILL BE SUBMITTED TO BUILDING INSPECTOR PRIOR TO BUILDING PERMIT APPLICATION.
- TYPICAL PARKING SPACES ARE 9'X18'.
PROPOSED RETAIL/OFFICE SPACE = 3500 SF
3500/300 = 11.7 = 12 SPACES REQUIRED
PROPOSED TRUCK LINDER SPACES REQUIRED
30 X 50 OFFICES = 1500 / 300 = 5 SPACES
2 BAYS @ 4 SPACES PER BAY = 8 SPACES
TOTAL PARKING REQUIRED = 12+5+8 SPACES
TOTAL PARKING SHOWN = 28 SPACES
- SPILLS (NOTICE OF INTENT) AND SWPPP (STORM WATER POLLUTION PREVENTION PLAN) TO BE SUBMITTED CONJUNCTLY WITH BUILDING PERMIT APPLICATION.
- LANDSCAPING PLAN:
OPEN SPACES TO BE LOAMED AND SEEDED.
75%-100% GRASS COVER TO BE MAINTAINED.
TREES TO BE PLANTED AS SHOWN ON PLAN.
UNSPECIFIED PLANTING AREAS AROUND BUILDING TO BE POPULATED WITH TREES, RHODODENDRONS, AND FLOWERING PERENNIALS (DANIELLES, PEONIES, IRIS) AS SPACE PERMITS.
- NO POORLY DRAINED OR VERY POORLY DRAINED SOILS EXIST ON THE SUBJECT LAND OR WITHIN 100' OF ANY PROPOSED CONSTRUCTION. MICHAEL CUMMO, SOIL SCIENTIST, ON SITE 3/13/2005 FOR THE TOWN OF NORTH HAMPTON.
- EXISTING ENTRANCES HAVE BEEN IN PLACE 40 YEARS. ADJUT DIVISION 6 OFFICE WAS UNABLE TO FIND ANY PERMIT INFORMATION BUT CURB CUTS OVER 25-30 YEARS ARE CONSIDERED "GRANDFATHERED" PER A. GARLAND, DIV 6 ENGINEER.
- EXCESS SNOW EXCEEDING ON-SITE STORAGE CAPACITY WILL BE REMOVED FROM THE SITE.
- THE RESPONSIBILITY OF SUBSEQUENT OWNERS OF THE PROPERTY FOR MAINTENANCE OF PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES WHICH HAVE BEEN INSTALLED SHALL BE INCLUDED IN THE DEED FOR THE PROPERTY AND SHALL RUN WITH THE LAND.
- ALL EXTERIOR LIGHTING WILL MEET DARK SKY STANDARD AS DEFINED BY TOWN ORDINANCES.
- ANY ODORS, NOISE, OR VIBRATION GENERATED BY PROPOSED USE WILL NOT BE DISCERNABLE OFF THE PREMISES.
- EXTERIOR BUILDING COLORS SHALL CONFORM TO SITE REVIEW REGULATIONS (SECTION X.F.3.B.10)

SITE PLAN
FOR
LUCK ENTERPRISES, INC.
104-106 LAFAYETTE ROAD
NORTH HAMPTON, NH

SCALE: 1"=30' JUNE 11, 2004

PLAN PREPARED BY: REVISD 7/15/04

STOCKTON SERVICES: REVISD 8/14/04

REVISD 9/27/04

PO BOX 1306, HAMPTON, NH 03843-1306

ENGINEERING BY:

ALTUS ENGINEERING, INC.

133 COURT STREET, PORTSMOUTH, NH 03801

GRAPHIC SCALE

30 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190

1 INCH = 30 FEET

358

TEST PIT DATA

DATE: MARCH 12, 2003
TOWN INSPECTOR: MIKE CUMMO

TEST PIT # 1 EL 53.5
0 - 3" TOPSOIL (TO BE REMOVED)
3 - 34" 10YR/6 GRAVELLY LOAMY SAND,
GRANULAR, SOME FIRMNESS TO 20"
24-34" 25Y/6 FINE SAND, GRANULAR FRABLE
ESHWY @ 32", NOTLIES, NO OBS WATER, NO REFUSAL

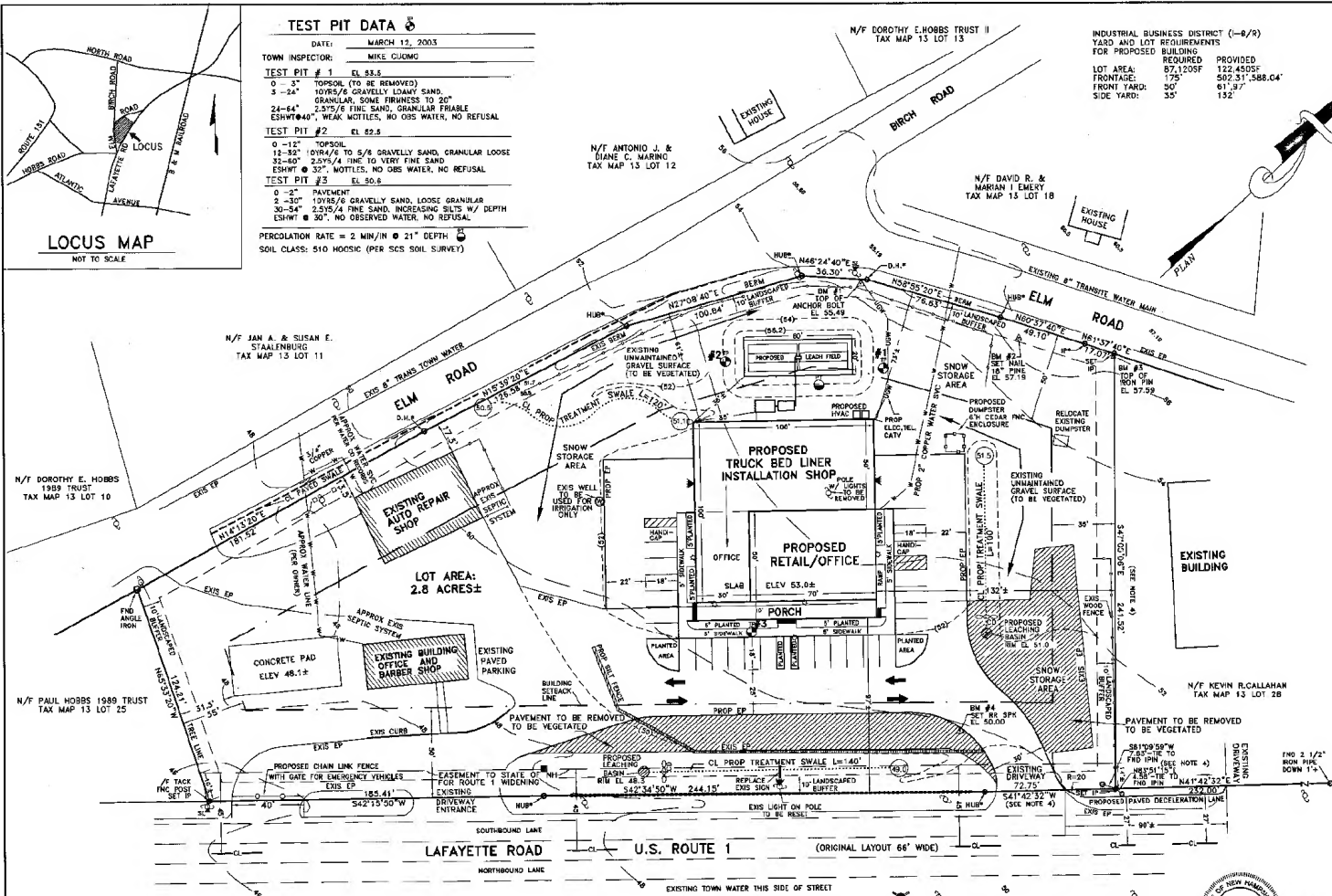
TEST PIT # 2 EL 52.5
0 - 12" TOPSOIL
12-30" 10YR/6 GRAVELLY SAND, GRANULAR LOOSE
32-40" 25Y/4 FINE TO VERY FINE SAND
ESHWY @ 32", NOTLIES, NO OBS WATER, NO REFUSAL

TEST PIT # 3 EL 50.5
0 - 3" PAVEMENT
3-30" 10YR/6 GRAVELLY SAND, LOOSE GRANULAR
30-54" 25Y/4 FINE SAND, INCREASING SILTS W/ DEPTH
ESHWY @ 30", NO OBSERVED WATER, NO REFUSAL

PERCOLATION RATE = 2 MIN/IN @ 31" DEPTH
SOIL CLASS: 510 MOCSIC (PER SCS SOIL SURVEY)

LOCUS MAP

NOT TO SCALE



APPROVED BY THE
NORTH HAMPTON PLANNING BOARD
DATE: *Philip L. Fisher, Chair 2/28/04*

LEGEND

- | | | | | | |
|----------------------|----------------------|----|--------------------------------------|---------|-------------------------|
| FND IRON PIN | FOUND IRON PIN | XX | EXISTING HYDRANT | CL | UTILITY POLE |
| STONE WALL | STONE WALL | XX | EXISTING EDD PAVEMENT | EL 50.0 | EXISTING CONTOUR |
| PROP STONE CHECK DAM | PROP STONE CHECK DAM | XX | PROPOSED EDD PAVEMENT | (-52) | EXISTING SPOT ELEVATION |
| UNDERGROUND WIRES | UNDERGROUND WIRES | XX | BENCH MARK | (-52) | PROPOSED SPOT ELEVATION |
| WATER LINE | WATER LINE | XX | PROPOSED EXTERIOR LIGHT (ENTRY LAMP) | (-52) | WOOD FENCE |
| RAILROAD SPIKE | RAILROAD SPIKE | XX | PROPOSED EXTERIOR LIGHT (BAY DOORS) | (-52) | |
| EXIS STREET LIGHT | EXIS STREET LIGHT | XX | | | |

REV	DESCRIPTION	BY	DATE
1	ADDRESS REVIEW COMMENTS	AWB	7/15/04
2	ADDRESS REVIEW COMMENTS	AWB	8/14/04
3	APPROVAL CONDITIONS	AWB	9/27/04

D-32300